

# HARRISBURG PLANNING COMMISSION

## REGULAR MEETING

**September 2, 2015 (WEDNESDAY)**

**REV. DR. MARTIN LUTHER KING, JR.**

**CITY GOVERNMENT CENTER**

**PUBLIC SAFETY AUDITORIUM, ROOM 213**

## **AGENDA**

**CALL TO ORDER: 6:30 PM**

**MINUTES:** August 5, 2015 meeting

### **OLD BUSINESS**

- 1 **Variance and Special Exception for 2426 Ellerslie Street**, zoned Residential Medium-Density (RM), filed by Eric Peel of Skynet, to construct 220 multi-family units on the historic John Elder homestead at 2426 Ellerslie Street. Per Section 7-305.7, multi-family housing can be built by Special Exception in the RM zone. Per Section 7-307.3, the minimum lot area per dwelling unit is 1,500 square feet in the RM zone and the density is 8-20 units per acre [**Applicant has requested a Continuance until the October 7<sup>th</sup> meeting**].
- 2 **Variance and Special Exception for 1810 Swatara Street**, zoned Residential Medium-Density (RM), filed by Sui Liang Phie, to add an additional unit to the existing single-family home. Per Section 7-305.7, multi-family dwellings are permitted by Special Exception. Per Section 7-309.2(v), single-family dwellings may be converted to multi-family dwellings provided there is a minimum of 2,500 square feet in the existing dwelling unit. Per Section 7-327.8, off-street parking can be reduced through a Special Exception request.
- 3 **Preliminary/Final Land Development Plan for 211 North Front Street**, zoned Riverfront (RF), filed by Mike Kosick of PHFA, to add an addition to their PHFA offices and renovate the Hickok Mansion.

### **NEW BUSINESS**

- 1 **Special Exception for 211 North Front Street**, zoned Riverfront (RF), filed by Mike Kosick of PHFA, to expand a non-conforming building through the construction of a 7-story addition of approximately 120 feet in height to match the existing PHFA offices, and request relief from the provision of off-street parking. Per Section 7-321.4, a non-conforming building can be expanded through a Special Exception request. Per Section 7-327.8, off-street parking can be reduced through a Special Exception request.

- 2 **Special Exception for 2534 North 3<sup>rd</sup> Street**, zoned Residential Medium-Density (RM), filed by Eric Peel of Skynet 2534, LP, to add additional office space and an additional apartment unit to their mixed use building. Per Section 7-321.4(b) of the Zoning Code, a non-conforming use can be expanded by a Special Exception permit. Per Section 7-305.7 of the Zoning Code, multi-family dwellings are permitted by Special Exception.

## **OTHER BUSINESS**

- 1 Update on the Comprehensive Plan process.

## **ADJOURNMENT**